

**From:** Rolanda Wilson <[rdwilson@soundnvest.com](mailto:rdwilson@soundnvest.com)>  
**Sent:** Tuesday, July 1, 2025 2:46 PM  
**To:** Kieron Slaughter <[KieronS@sanpabloca.gov](mailto:KieronS@sanpabloca.gov)>  
**Subject:** RE: San Pablo Rental Regulations - Public comment letters received

Hi Kieron,

How are you? I am looking forward to it as well. The two attachments restate the same concerns presented in the meeting last month.

I want to include the requirement for Just Cause (<https://oag.ca.gov/tenants#just-cause>):

The Tenant Protection Act also creates statewide eviction protections for most residential tenants after they have lived in their unit for **12 months**. The law sets out two kinds of permissible evictions: "at fault" evictions (where the landlord moves to evict a tenant because the tenant is allegedly "at fault") and "no fault" evictions (where the landlord moves to evict the tenant through "no fault" of the tenant).

**"At fault"** evictions include:

- Nonpayment of rent
- Breach of a material term of the lease
- Nuisance, waste, or using the unit for unlawful purposes
- Criminal activity committed on the premises or criminal activity that is directed at the owner or its agent
- Refusal to allow lawful entry
- Refusal to execute a new lease containing similar terms

**"No fault"** evictions include:

- Owner move-in
- Intent to demolish or substantially remodel the unit
- Withdrawal of the unit from the rental market
- The owner complying with a government order or local law that requires the tenant to leave

Landlords can **only** evict a tenant for one of the reasons listed above. Some of these reasons have their own specific requirements. For instance:

- Owner Move-In: A tenant can only be evicted for owner move-in if the owner or the owner's spouse, domestic partner, child, grandchild, parent, or grandparent intends to move into the unit. Any landlord planning an owner move-in must act truthfully and in good faith and comply with all state and local requirements. Effective April 1, 2024, the owner or relative must move in within 90 days after the tenant leaves and live there as their primary residence for at least 12 consecutive months. Otherwise, the unit must be offered back to the tenant at the same rent and lease terms as when the tenant left, and the tenant must be reimbursed reasonable moving expenses. Also effective April 1, 2024, the eviction notice must include the name of the person moving in, their relationship to the owner, and that the tenant may request proof of that relationship, and there must be no other similar unit already vacant on the property that the owner or relative could move in to instead.
- Substantial Remodel: Landlords must act truthfully and in good faith and comply with all state and local requirements when evicting a tenant to conduct a substantial remodel of a unit, as not all repairs meet the definition of "substantial remodel." To be a "substantial remodel," the landlord must plan to either replace or substantially modify a structural, electrical, plumbing or other system in the unit in a way that requires a permit, or to abate hazardous materials within the unit. In addition, the work must not be able to be done in a safe manner with tenants in the

unit and must require a tenant to vacate the unit for at least 30 consecutive days. Cosmetic renovations do not count. Please also be aware that there may be special protections for protected groups such as senior tenants. Effective April 1, 2024, the eviction notice must include a description of the work to be done, copies of required permits, and a notice that if the substantial remodel is not commenced or completed, the tenant must be given the opportunity to re-rent the unit at the same rent and lease terms as when the tenant left.

[\(Civ. Code § 1946.2.\)](#)

It appears the writer is interpreting and presenting the ordinance in a way that aligns more with their viewpoint rather than the intent and letter of the law. Specifically, their interpretation of the Tenant Protection Act and the requirements around "Just Cause" and relocation assistance do not fully reflect the broader legal context or how these provisions are meant to be applied.

The Tenant Protection Act establishes clear protections for tenants, including that a property owner must have a valid, legally defined "Just Cause" to proceed with an eviction. Of course, there are always bad actors; that is when our community needs to know where to turn for help. It's important for tenants to be aware of these services and access to accurate information, especially during uncertain housing and economic times. Utilizing services with HUD Certified Housing Counseling Agencies and the Eviction Defense Center in Oakland is critical when a tenant encounters/experiences harassment, threats or financial issues.

From my perspective, the current state protections are sufficient, and I do not believe additional tenant protections at the city level are necessary. Rather than layering on more regulations, the city should focus on improving education and access to the resources already available. This approach could not only better empower both tenants and property owners but may also prove to be a more cost-effective solution for the city in the long term.

To that end, I suggest the city consider compiling and publishing a centralized list of resources—such as HUD-approved Housing Counseling Agencies and the Eviction Defense Center in Oakland—on its website. In addition, a strategic outreach effort could be implemented to ensure this information is widely distributed throughout the community. This would help equip residents with the knowledge they need to navigate housing matters confidently and fairly.

Thank you for the opportunity to review. I look forward to seeing you this evening.

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